025.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,078,400 / 1,078,400
					USE VALUE:	1,078,400 / 1,078,400
					ASSESSED:	1,078,400 / 1,078,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUCOUVALAS MARCIE
Owner 2:	
Owner 3:	
Street 1:	8 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GIANOURAKOS NICHOLAS -
Owner 2:	-
Street 1:	524 CRESTWOOD STREET SW
Twn/City:	LEESBURG
St/Prov:	VA Cntry:
Postal:	20175

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1912, having primarily Aluminum Exterior and 3243 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5308.000	609,900	5,100	463,400	1,078,400
Total Card	0.122	609,900	5,100	463,400	1,078,400
Total Parcel	0.122	609,900	5,100	463,400	1,078,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.58 | /Parcel: 332.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

16315

GIS Ref

GIS Ref

Insp Date

07/10/17

!2017!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	609,900	5100	5,308.	463,400	1,078,400		Year end	12/23/2021
2021	104	FV	581,300	5100	5,308.	463,400	1,049,800		Year End Roll	12/10/2020
2020	104	FV	581,200	5100	5,308.	463,400	1,049,700	1,049,700	Year End Roll	12/18/2019
2019	104	FV	428,000	5100	5,308.	492,400	925,500	925,500	Year End Roll	1/3/2019
2018	104	FV	428,000	5100	5,308.	359,100	792,200	792,200	Year End Roll	12/20/2017
2017	104	FV	385,500	5100	5,308.	312,800	703,400	703,400	Year End Roll	1/3/2017
2016	104	FV	385,500	5100	5,308.	266,500	657,100	657,100	Year End	1/4/2016
2015	104	FV	342,400	5100	5,308.	260,700	608,200	608,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:56:12

LAST REV

Date	Time
08/03/17	16:54:49
ekelly	
2017	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIANOURAKOS NIC	64190-355		9/5/2014	Estate/Div		No	No		
GIANOURAKOS POT	53818-387		11/10/2009	Family	279,000	No	No		
GIANOURAKOS MIC	25072-230		12/21/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/21/2007	723	Manual	3,500					remove and install

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
5/4/2009	Measured	189	PATRIOT
10/4/1999	Meas/Inspect	256	PATRIOT
8/13/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	16315
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5308		Sq. Ft.	Site		0	80.	1.09	1									463,393						463,400	

Total AC/HA:	0.12185	Total SF/SM:	5308	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	463,393	Spl Credit		Total:	463,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.97382414
Const Adj.:	1.00719976
Adj $ / SQ:	176.550
Other Features:	104000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	749254
Depreciation:	139361
Depreciated Total:	609893

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

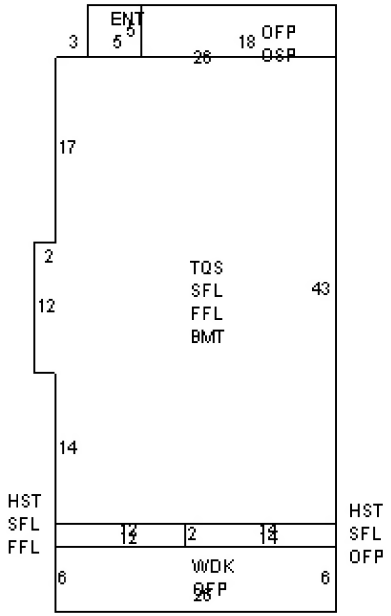
No Unit	RMS	BRS	FL
1	6	2	
1	10	4	
Totals			
2	16	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.55
Special Features:	0	Val/Su Net:	123.71
Final Total:	609900	Val/Su SzAd	188.10

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,194	176.550	210,801
FFL	First Floor	1,166	176.550	205,858
BMT	Basement	1,142	52.970	60,486
TQS	3/4 Story	857	176.550	151,215
OFP	Open Porch	274	22.680	6,215
WDK	Deck	156	12.500	1,950
OSP	Screen Porch	90	38.590	3,473
HST	Half Story	26	176.550	4,590
	Net Sketched Area:	4,930	Total:	645,253
Size Ad	3242.5	Gross Area	5241	FinArea 3243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1912	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc